

028.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,334,500 / 1,334,500
 USE VALUE: 1,334,500 / 1,334,500
 ASSESSED: 1,334,500 / 1,334,500



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17-19		GRAFTON ST, ARLINGTON

OWNERSHIP

Owner 1:	BROOKS AVENUE LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1:	PO BOX 288
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Owner 1:	DAVIDSON HENRY E & HENRY JR -
Owner 2:	DAVIDSON MANAGEMENT COMPANY -

Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 5,400 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Convex Building built about 1895, having primarily Wood Shingle Exterior and 4567 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										19349
										GIS Ref
										GIS Ref
										Insp Date
										07/29/17

USER DEFINED

Prior Id # 1:	19349
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:46:44
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID										Parcel ID		PAT ACCT.		
2028.0-0002-0012.0														
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	105	FV	868,900	0	5,400.	465,600	1,334,500	1,334,500	Year End Roll	12/18/2019				
2019	105	FV	675,900	0	5,400.	494,700	1,170,600	1,170,600	Year End Roll	1/3/2019				
2018	105	FV	675,900	0	5,400.	360,800	1,036,700	1,036,700	Year End Roll	12/20/2017				
2017	105	FV	632,400	0	5,400.	314,300	946,700	946,700	Year End Roll	1/3/2017				
2016	105	FV	632,400	0	5,400.	267,700	900,100	900,100	Year End	1/4/2016				
2015	105	FV	527,400	0	5,400.	261,900	789,300	789,300	Year End Roll	12/11/2014				
2014	105	FV	527,400	0	5,400.	215,300	742,700	742,700	Year End Roll	12/16/2013				
2013	105	FV	548,400	0	5,400.	204,900	753,300	753,300		12/13/2012				

SALES INFORMATION										TAX DISTRICT		ACTIVITY INFORMATION	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
DAVIDSON HENRY	44614-115		2/9/2005	Family	99	No	No						
DAVIDSON HENRY-	22467-392		10/5/1992		99	No	No	A					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 12 - Multi-Conver	3	Rating: Very Good															
Sty Ht: 2T - 2 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 3 - Asbestos		Kits: 3	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 2									
Color: GREY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C+ - Average (+)		CONDOS INFORMATION				Lvl 2											
Year Blt: 1895	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct: G12	Fact: .	Floor:				Totals	RMS: 14	BRs: 6	Baths: 3	HB							
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster		Functional:				Interior:	2	5	2								
Sec Int Wall:	%	Economic:				Additions:	1	4	2								
Partition: T - Typical		Special:				Kitchen:											
Prim Floors: 3 - Hardwood		Override:				Baths:											
Sec Floors:	%					Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 3																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS								PARCEL ID				028.0-0002-0012.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			